Document No. 3056
Adopted at Meeting of 3/20/75

RESOLUTION OF THE BOSTON REDEVELOPEMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL 31A-2 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Mr. Thomas Bethoney has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 31A-2 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Thomas Bethoney be and hereby is finally designated as Redeveloper of Parcel 31A-2 in the South End Urban Renewal Area.

2. That it is hereby determined that Mr. Thomas Bethoney possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

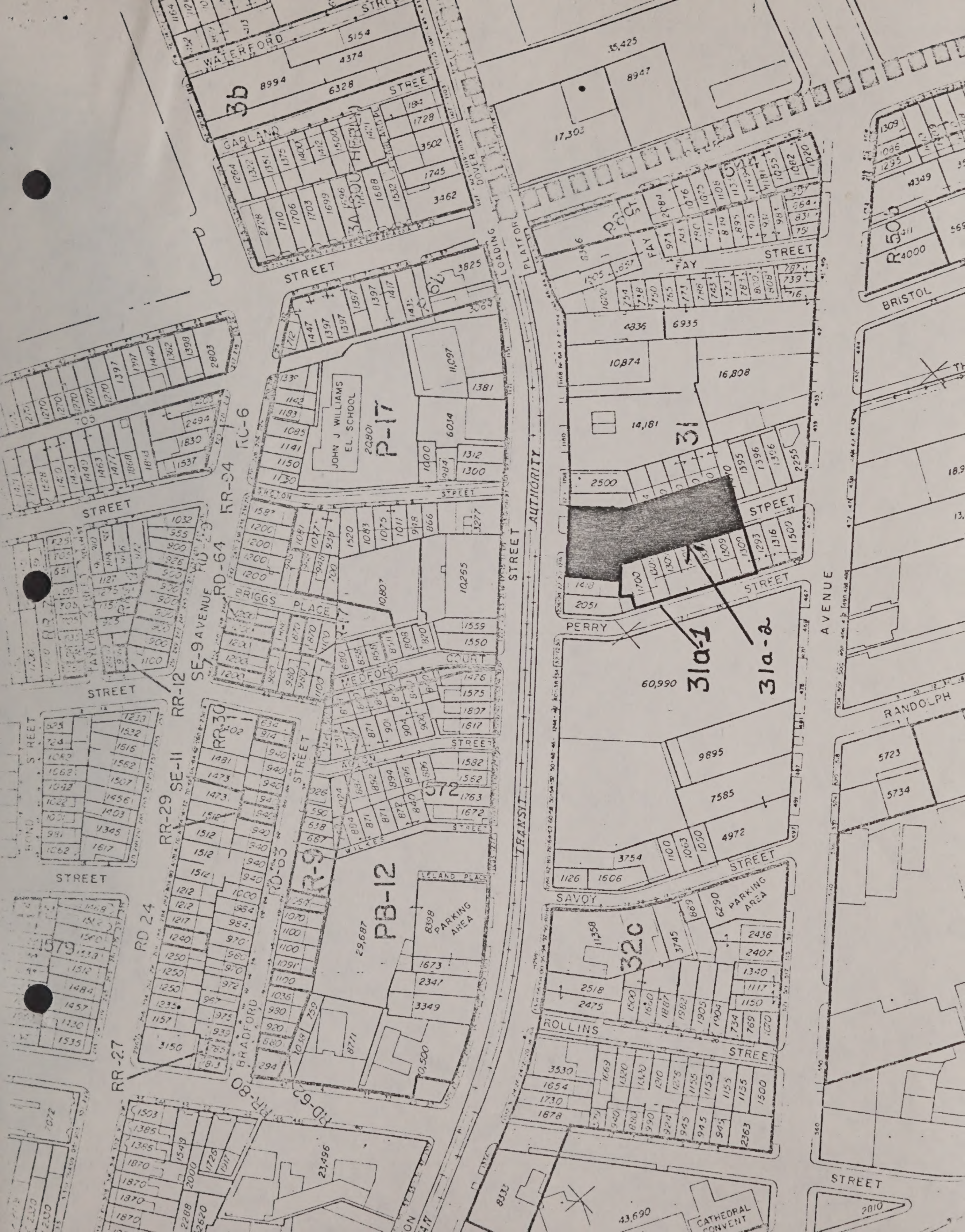
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Mr. Thomas Bethoney for the development of Parcel 31A-2 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 31A-2 to Mr. Thomas Bethoney, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure." (Federal Form H-6004)



WATERFORD STREET
GARLAND STREET
3b
34 (BOU HERA)
DOVER
LOADING PLATFORM
FAY STREET
BRISTOL
R 50
JOHN J WILLIAMS EL. SCHOOL
P-17
RC-6
RR-94
RD-64
SE-9 AVENUE
RR-12
BRIGGS PLACE
MEDFORD COURT
TRANSIT AUTHORITY STREET
31
31a-1
31a-2
PERRY STREET
AVENUE
RANDOLPH
SAVOY STREET
PARKING AREA
32c
ROLLINS STREET
PB-12
LELAND PLACE
RR-30
SE-11
RR-29
RD 24
RR-27
RD-63
R-9
572
BRADFORD
RR-80
RD-62
CATHEDRAL CONVENT
60,990
35,425
17,303
8947
16,808
14,181
10,874
29,687
43,690
23,496

March 20, 1975 6A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

3056

SUBJECT: Final Designation of Redeveloper and Approval of Final Working Drawings and Specifications
Parcel 31A-2

SUMMARY: This memorandum requests Final Designation of Mr. Thomas Bethoney, as Redeveloper of Disposition Parcel # 31A-2 in the South End Urban Renewal Area, and that final working drawings and specifications be approved.

Mr. Thomas Bethoney, owner of The Red Fez was finally designated Redeveloper of Parcel 31A-1 in the South End Project on November 8, 1973. The development proposal calls for expansion of The Red Fez and improved service access as well as off street parking for employees and patrons of the restaurant.

The requested designation of 31A-2 will complete the development parcel which was originally identified as Parcel #31A and which was also modified and enlarged via previous Board voted memorandums.

The final working drawings and specifications by Mr. Thomas Bethoney have been reviewed by the Authority's staff and have been found acceptable.

Therefore, Mr. Bethoney has requested Final Designation at this time on that portion of Parcel 31A-2 so that he may proceed with construction. Development at this time would be compatible with the ultimate site plan, and would provide approximately 9,263 square feet for parking spaces and approximately 6,367 square feet for addition to the existing Red Fez Restaurant. Total square feet 15,630.

The parking will be securely fenced, adequately lighted, paved and landscaped per Authority design requirements.

I therefore recommend that Mr. Thomas Bethoney be finally designated as Redeveloper of Parcel 31A-2 and that the final working drawings and specifications be approved.

An appropriate Resolution is attached.